

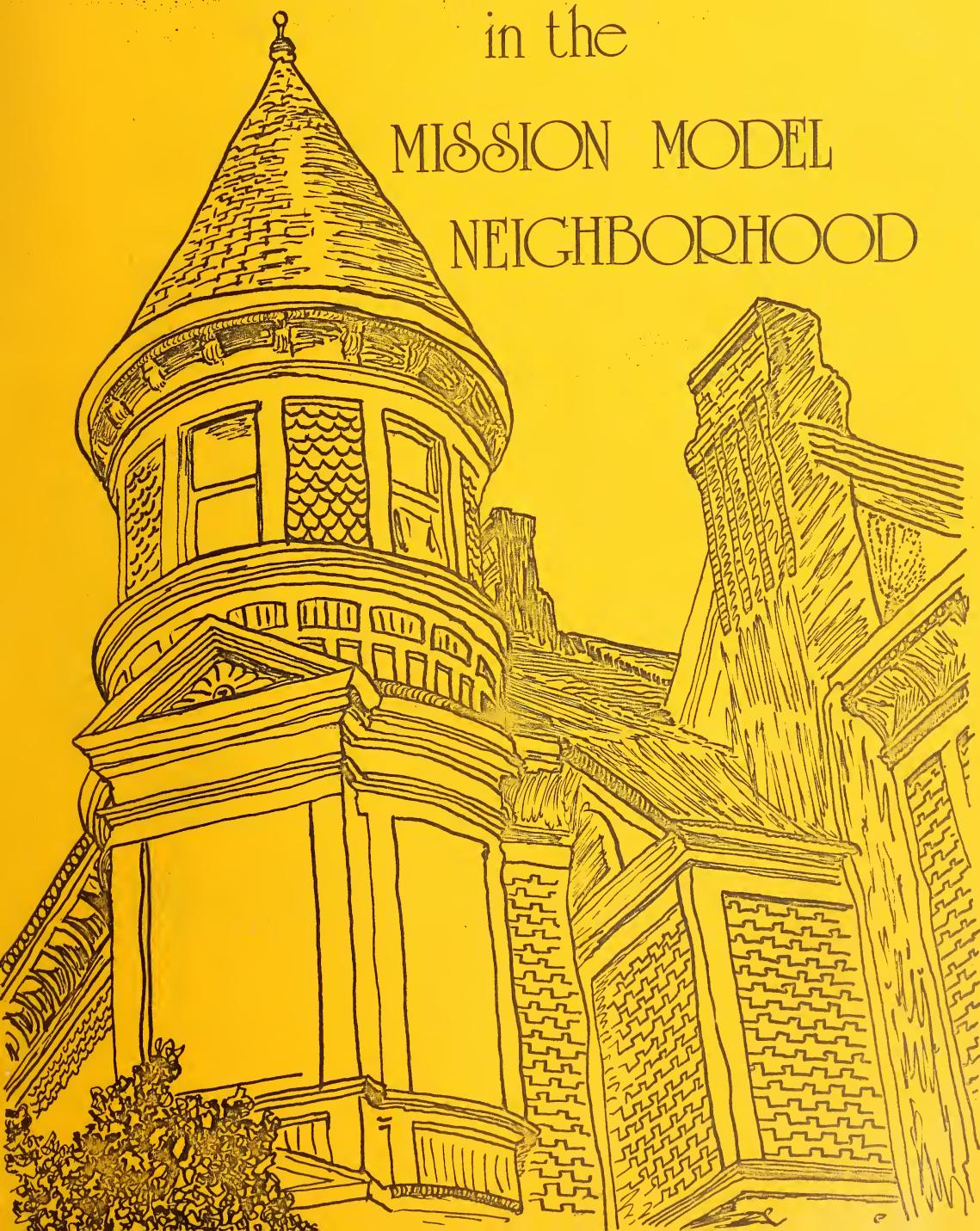
January 1972  
Casa grande, CA

# HISTORIC PRESERVATION

in the

## MISSION MODEL

## NEIGHBORHOOD





# INTRODUCTION

From the Costanoan Indians to the Spanish missionaries, from the excitement of the gold rush to the terrors of the quake, the early days of San Francisco were ones of dynamic growth and glory. The exuberance of the past is best illustrated by the historic legacy of the City's architecture.

Although collectively called "Victorians," these homes, flats and churches represent a variety of styles. Local architects began with the traditions of Europe -- Queen Anne, Mansard, Romanesque and Tudor -- and soon developed a myriad of eccentric combinations peculiar to the City. In the late 1800's, both wealthy and middle-class San Franciscans could afford to build expansive homes. Economics combined with the wonders of mass production to engender a proliferation of decorative wooden gingerbread in row after row of houses, each one distinct from the rest.

The architectural heritage of the City has been endangered by causes both natural and man made. The earthquake and fire in 1906 destroyed many fine buildings; still others have been demolished by public and private actions, replaced by stores, offices, hotels or apartments. Fortunately, a recent survey which catalogued these diminishing relics roused the public. The result was a City Landmarks Board and several private organizations dedicated to the preservation of the precious history of San Francisco.

Although most attention has been focussed on Pacific Heights, the scene of many well-maintained historic structures, nowhere in San Francisco is there a more spectacular concentration than in the Mission Model Neighborhood.

The Mission is the site of superb examples of several styles. The noble Italianate, the delicately-carved Eastlake, the emphatic Stick-style and the impressive Queen Anne towers provide a refreshing contrast to drab new apartments and stark office buildings. But this heritage is dwindling fast, as zoning and taxes create pressures to replace old buildings with stores and high-density housing.

The architectural legacy of the Mission must be protected, to provide a visible sign of the importance of the neighborhood in the development of San Francisco. Strengthening these ties with the past will enhance the present and enrich the future of the community.



Digitized by the Internet Archive  
in 2016

<https://archive.org/details/historicpreserva73unse>

# I. MISSION HISTORY

## A. The First Californians

When the Spaniards explored the San Francisco Peninsula, they met scattered groups of natives whom they found "gentle and even hospitable." These Indians were called Costanoan, from the Spanish "costaños" or "coast people." They had no formal tribal organization and lived in rudimentary brush huts, eating shellfish, seeds and bulbs. In these gentle wanderers, the Spaniards found ideal subjects for the later endeavors of missionary priests.

## B. The Spaniards and the Catholic Missionaries

Although Spanish explorers claimed California in the early 1600's, not until 1776 were a military base and a small settlement established on the northern tip of the San Francisco Peninsula. That vantage point was ideal, because Presidio soldiers could easily spot enemy ships passing through the Golden Gate into San Francisco Bay.



mission dolores, 1791

A site for a mission was soon chosen southeast of the Presidio, in a sheltered valley which looked promising for farming and herding. The missionaries hoped to teach these activities to the Indians, thus ensuring both economic stability and willing converts to Catholicism.

Part of this enterprise worked, as Mission Dolores soon became an important trading post for inland missions, which exchanged hides, grains and



tallow for manufactured goods. However, the missionary work with the Indians was far less successful. Those natives who resisted conversion were driven away into less desirable parts of the state, while those who stayed at Mission Dolores were so ravaged by "white man's" sicknesses, such as measles, venereal disease and smallpox, that by 1827, only a few remained.

Under Spanish rule, the mission system controlled one-sixth of California, which was "held in trust" for the King. But in 1822, Mexico gained independence from Spain, claimed the state and by 1833 had begun to turn mission lands over to private owners. Mission Dolores held vast tracts in Alameda, San Mateo and San Francisco Counties, which were divided into several large ranchos, and until the Gold Rush of 1849, cattle grazed over much of today's Mission District.

When the mission system was secularized, only the actual church building and a small surrounding compound were left to the priests. Without the focal point of missionary work, the church structure dissolved. Wandering priests made sporadic attempts at holding regular services, but all of them failed. By 1849, the Mission itself was overrun by squatters, who set up a brewery, a doctor's office, a gambling house and a hotel. The Church was not fully revived until later Catholic immigrants settled in San Francisco.

### C. Manifest Destiny and the 49-ers

In 1846, California was seized from Mexico by the United States, a change in government probably welcomed by the hundreds of British and Americans who had settled near Yerba Buena Cove, the focal point of the growing community.

The discovery of gold in 1848 radically altered the development of the Peninsula, which was renamed San Francisco in 1847. The City's population swelled from 1000 to 25,000 in one year, and by 1850 reached 34,000, as thousands of eager gold-seekers passed through San Francisco to the Mother Lode country inland. Most of these new-comers arrived by sea, and pressure for land near the Cove was enormous.

The area near Rincon Point, called "Happy Valley," was overrun with settlers and squatters. When they could no longer move West, they pushed southwest to the valley where Mission Dolores was located and found the "Mission District" a hospitable place, with good weather and flat terrain.



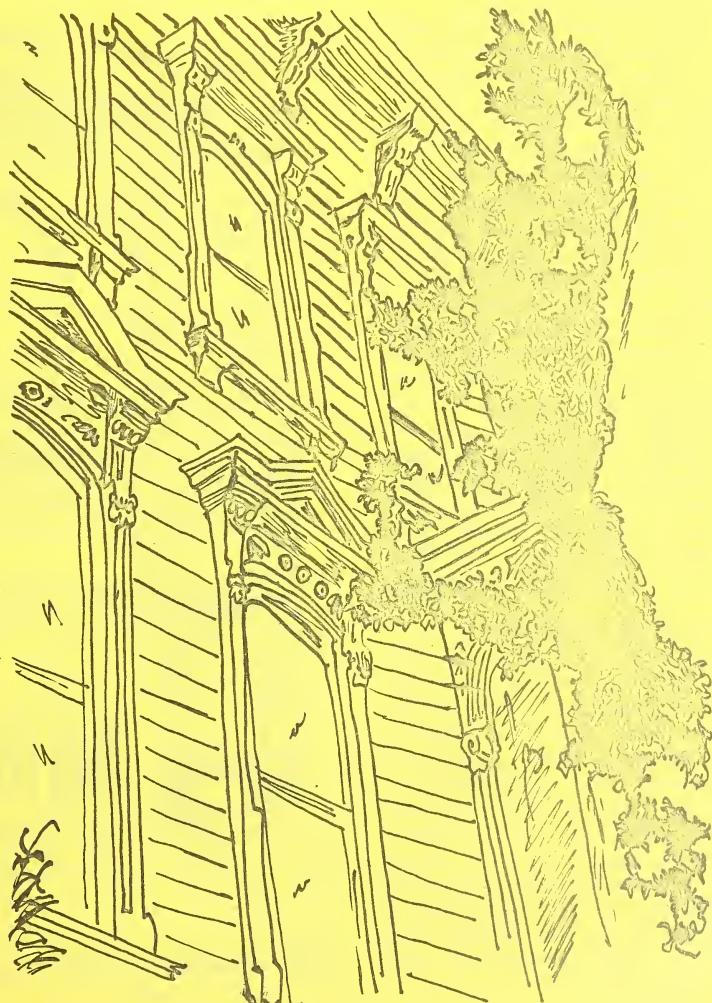
D. The Mission Expands: Toll Roads, Street Cars and Railroad Lines

In 1850, a private company received a franchise to construct a planked toll road  $2\frac{1}{4}$  miles from Old Mission Road and 3rd Street to what is now Mission and 16th Street. They charged 25¢ for a man on a horse, 75¢ for a wagon pulled by two horses, and \$1 for a team of four.

The road immediately encouraged the development of the Mission as a recreation district. Early resorts featured theaters, a zoo, restaurants and formal gardens. An exuberant local newspaper described one of these resorts, MacLaren's Hotel, located near Mission Dolores at the end of Plank Road, a "40-foot wide wooden toll thoroughfare, the beginning of Mission Street." The MacLaren extolled its recent improvements--new front rooms, a "delightful cold bath," and a bar open around the clock.

The completion of the San Bruno Turnpike in 1858, gave the Peninsula a new, nearly level road from the Mission District to the plains of San Mateo. During the 1860's the San Francisco-San Jose Railroad Company was formed with a rail-line passing through the Mission, offering dependable transit between the two cities.

Transportation and passable roadways presaged extensive development in the Mission. The District was

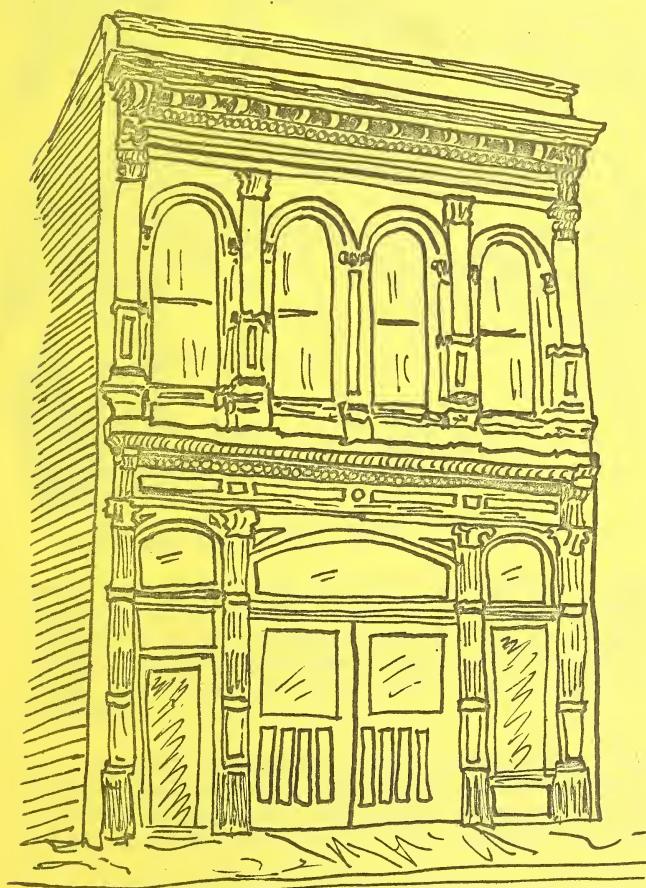




quickly surveyed, officially named the "Mission Addition," and streets were constructed in anticipation of new subdivisions.

#### E. Ownership and Development

The exact history of land titles in the Mission District is difficult to unravel, but much of the inner Mission was settled by squatters. In 1855, the City claimed title to the area, but when it became clear that eviction of the squatters would cause riots, the Van Ness Ordinance was passed, which provided for the title to pass to those in possession. This period was one of extensive litigation, as Spanish Californians sought in vain to defend their claims to land granted by the King.



firehouse, 1458 valencia, 1882, italianate style

In the late 1860's the title issues were finally resolved, opening the Mission and other southern districts of the City for residential development. Although the Mission could not compete with Nob Hill in attracting millionaires, it did become a popular residential neighborhood. During the 1870's and 80's, many spacious homes were built for the middle class professionals of the City, who were attracted by the sunny weather, good transportation lines downtown and south to San Jose, and the suburban atmosphere of the District.

From 1870 to 1900 the population of the Mission grew from 23,000 to 36,000, while the City's numbers more than doubled, from 149,473 to 342,782. No large-scale speculation accompanied this expansion of the inner Mission, which seems to have grown as a natural extension of the City. The District was





1286 guerrero, 1894, Queen Anne style

many buildings and killed hundreds of people. The fire which followed the quake could not be contained, and inept efforts to dynamite a safe-zone compounded the conflagration. When the smoke finally cleared, the entire northeastern quarter of the City lay in ashes, and half its population, 175,000 people, were homeless.

Quake damage was only moderately severe in the Mission District, but the fire-fighting efforts were disastrous. Untrained dynamiters exploded charges too near the flames, and the fire spread south past 20th Street, before it could be controlled.

An official relief camp was set up in Dolores Park near the Mission, but unofficial tents and shacks were thrown up on every vacant lot in the District and elsewhere throughout the City.

affected by new developments in the south, however, because the transit lines which served them passed through the Mission, and commercial enterprises were soon set up at major intersections.

By the end of the century the land use pattern of the inner Mission was crystalized. That pattern is still evident today: single family dwellings next to multi-family flats, mixed commercial-residential buildings, stores and services along major transit lines and heavy industrial-commercial uses in the northeast corner.

#### F. The Earthquake

On April 18, 1906, San Francisco was rocked by a severe earthquake, which disrupted the water supply, destroyed



Mission Street bustled with new commercial activity, as the big downtown stores vied for space to put up temporary shops. Although these large establishments soon returned downtown, they left behind a new feeling for the future of the Mission, whose residents now believed the District was destined for greatness. "An epidemic of plate glass transformations ensued, and the stores assumed an air formerly absent," reported an early observer. Restaurants multiplied, a new theater was built, and the appearance of the commercial sections was noticeably improved.

During the years of reconstruction, many refugees who camped in the Mission stayed to build permanent homes. Most were working-class Irish from south of Market, but many Italians also settled in the District after the quake, because most of North Beach had been destroyed and its residents needed new homes. As the number of Italian immigrants to San Francisco increased, even more moved into the Mission, where there was still room to settle.

Some Mission residents were afraid that the Italians would ruin the neighborhood, but they soon discovered that the Italians weren't much different from the Irish and German locals. Neighbors bantered about family gardens: "The Germans grow fruit, the Italians grow vegetables and the Irish grow nothing."

#### G. The Early Twentieth Century

The advent of the private automobile encouraged residential development in areas of the City without public transportation, such as the Sunset, the Richmond and west of Twin Peaks, and in San Mateo and Santa Clara Counties south of the District. However, this new movement did not affect the Mission, which was still a self-contained community, more suburban than north of Market Street, and considered a good place to raise children. Mission residents even developed an accent, said to resemble "Brooklynese."

By the late 1920's, some of the large Mission houses which survived the fire were divided into rental flats. Often, the bottom floor was converted into a neighborhood store. Apartment houses and flats replaced some single-family homes, and Valencia Street began to absorb the overflow of Mission business.

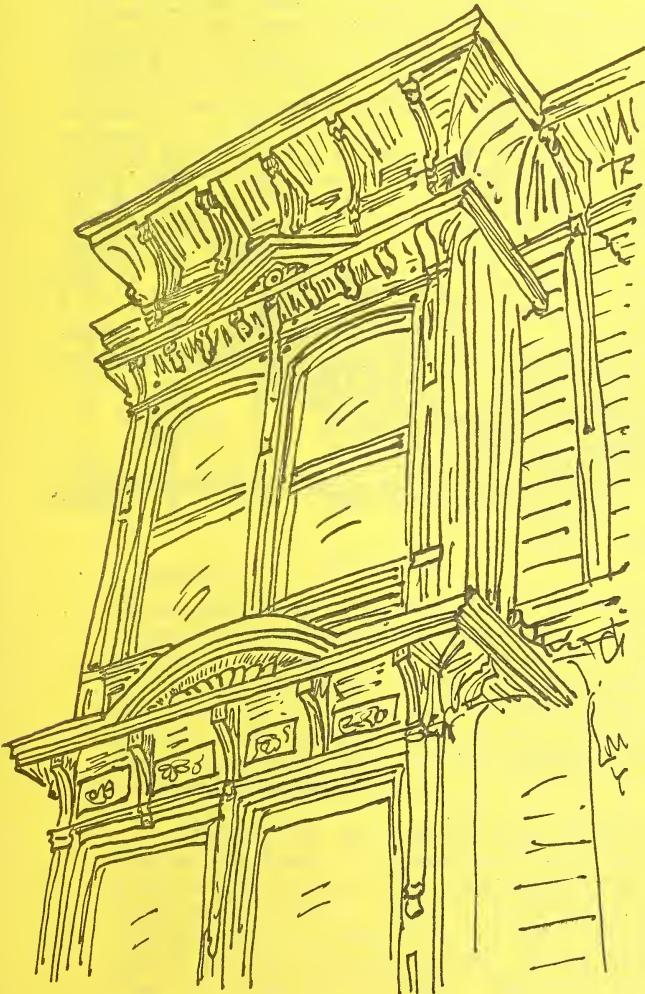
According to census data, the population of the Mission District has not increased significantly since the fire of 1906, when the last of the District's vacant lots were taken by refugees. After the fire, the Mission was the oldest surviving residential district of the City, but the children of the Mission who lived there in the 1910's and 20's often moved to newer districts as they grew up. The Mission remained a stable neighborhood for workers and professional families through the 1930's and 40's, but after World War II, it joined the Western Addition as a refuge for lower-income people, as freeways, new subdivisions and easy mortgage credit encouraged movement to the suburbs.



## H. After World War II

Since the War, the Mission District has become the home of a number of poorer immigrant groups, the largest of which are the Spanish-surnamed Latinos.

They first came to California as agricultural workers in the twenties. The depression of the 1930's slowed migration from Latin America, but the War again stimulated movement across the border, and dramatic increases occurred from 1950 to 1960 and from 1960 to 1970. During those decades, immigration policies changed, and the proportion of Latinos in the Mission Model Neighborhood (MN) doubled every ten years. Today Latinos constitute almost half the MN population.



346 shotwell, 1879, stick style

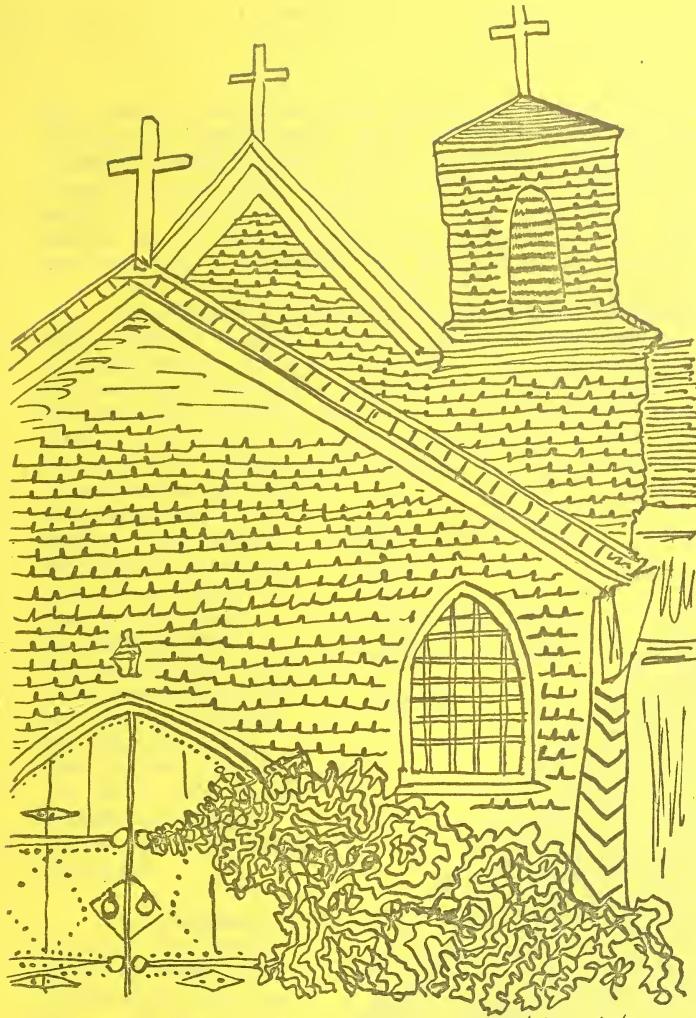
A small number of Blacks, Estonians, Samoans and American Indians presently live in the Mission District, but play little part in its political activities, which are dominated by the primarily Latino Mission Coalition Organization.

## I. Coalition Politics in the Mission

In such a diverse neighborhood, only a coalition of many community groups could represent the interests of residents. In the last decade two such federations have made important gains for the Mission District, welding it into a strong, unified neighborhood, recognized by city officials as the legitimate spokesman for the area.

The first effort at a District coalition was the Mission Council on Redevelopment (MCOR), formed in 1966 to oppose urban renewal, proposed





*church, 455 fair oaks, 1890, gothic style*

representative organization, he would apply funds for the Mission District. Former leaders of MCOR immediately called a community meeting, where conferees decided to use Model Cities as the lead issue to organize a powerful coalition around the federal program and a multitude of other concerns. Soon twenty-five groups federated, including churches, neighborhood-based agencies and Latino groups, such as the Mexican American Political Association.

While the MCO negotiated with Mayor Alioto about Model Cities by-laws, discussions were held in the community to solidify MCO strategies and structure. Several basic decisions were made early. First, MCO would perform a dual role: participation in Model Cities and operation of a mass-based, multi-issue action organization, patterned after those developed by Saul Alinsky in Chicago, Central California, Kansas City and

for Mission Street as part of an overall plan for the Bay Area Rapid Transit (BART). Two BART stations are located on Mission St., at 16th and 24th Streets, and the re-development plan would have made major changes in the character and population of the neighborhood. The proposal was defeated by the San Francisco Board of Supervisors in a close vote, and after this victory MCOR dissolved, because its single issue had been resolved.

The second federation, the Mission Coalition Organization (MCO), has proven more durable, because it is more broad-based and was formed to act on many issues within the community.

The impetus to organize MCO came in 1968, when San Francisco Mayor Joseph Alioto announced that if so requested by a

for federal Model Cities



New York. Second, MCO would be based on the principle of representative democracy, with annual conventions, monthly delegate councils and weekly steering committee meetings. Standing committees, open to all residents, would organize around issues such as housing, education and health. Third, MCO membership would be as broad-based as possible, to represent all ethnic and economic segments of the diverse neighborhood.

The first Community Convention, October 1968, formally established the Coalition, elected officers, and gave it legitimacy as the voice of the Mission. By September 1970, the MCO Model Cities by-laws were approved by the Mayor, the Board of Supervisors and by the Department of Housing and Urban Development (HUD). A Model Cities corporation under the Mayor had responsibility for planning programs in the Mission, but MCO appointed two-thirds of the Corporation

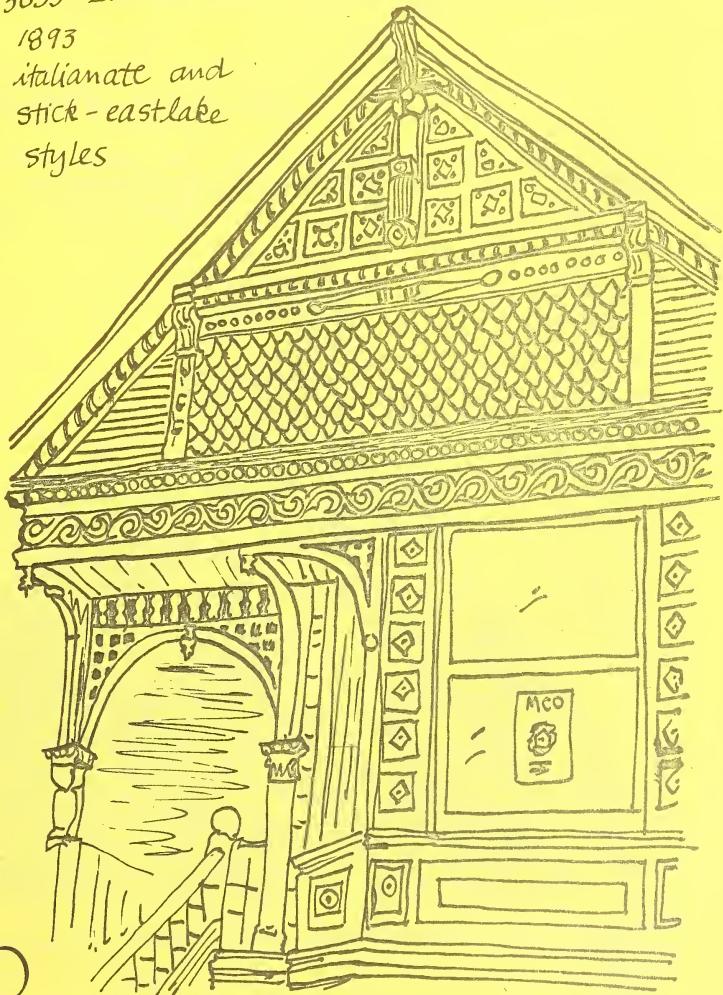
Board. As shown in the following map, the boundaries of the Mission Model Neighborhood (MN) include only part of the territory of the Mission Coalition, which is thus free from complete dependence on a federal program.

At present, almost two hundred groups have federated in the MCO. Member organizations include merchants, unions, tenants, homeowners, welfare recipients, youth, senior citizens, cultural groups, churches, neighborhood agencies, and ethnic, social and fraternal associations. The MCO clearly represents the multiplicity of the Mission District.

3035 23rd st.

1893

italianate and  
stick - eastlake  
styles





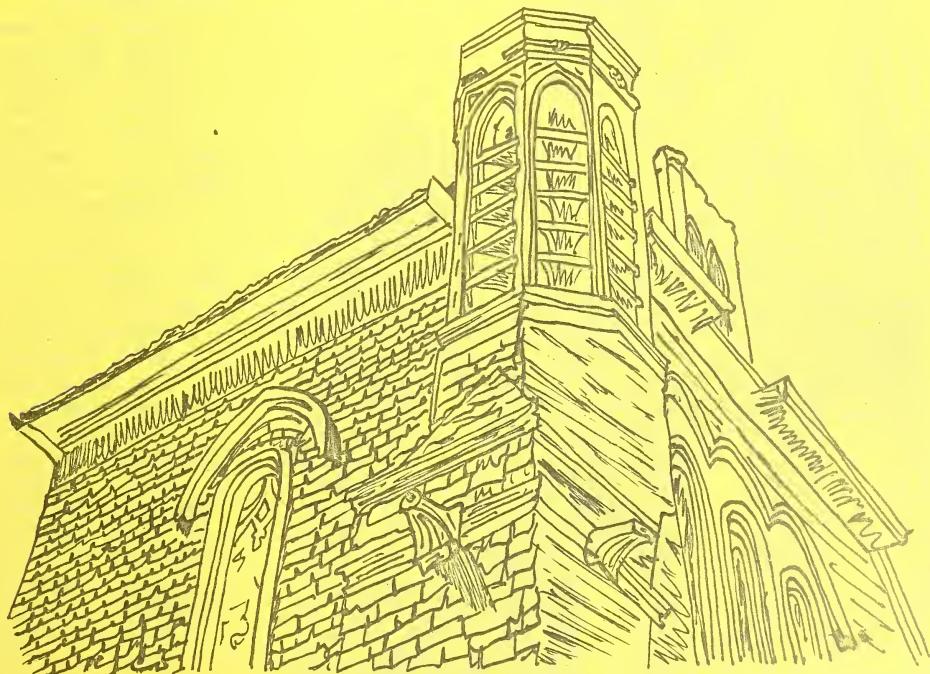
Each year MCO member organizations make policy for the Coalition at the Convention, with representation based on the size of membership. Before each Convention, caucuses form to run slates of officers, with platforms based on community issues. Convention resolutions form the basis for committee actions each year.

Between annual conventions a monthly Delegate Council meeting makes major decisions, usually after recommendations from MCO officers. Most weeks the steering committee of elected officers and committee chairmen meets, constituting the critical decision-making body of MCO, meeting frequently enough to deal with daily issues.

Over a dozen MCO committees meet each week, to take action in specific areas, such as education or planning. These committees are open to members of any Coalition organization, and to any Mission resident, although only organization members can vote.

#### J. MCO Physical Development Committees

Three MCO committees deal with the issues of housing, physical development, neighborhood maintenance and plans for the future of the Mission. Each month the three meet as a Housing



church, 1074 guerrero, 1895, gothic and romanesque styles



Task Force, to guide the activities of the Mission Housing Development Corporation (MHDC), funded through Model Cities to rehabilitate homes, promote home-ownership and develop subsidized housing in the neighborhood.

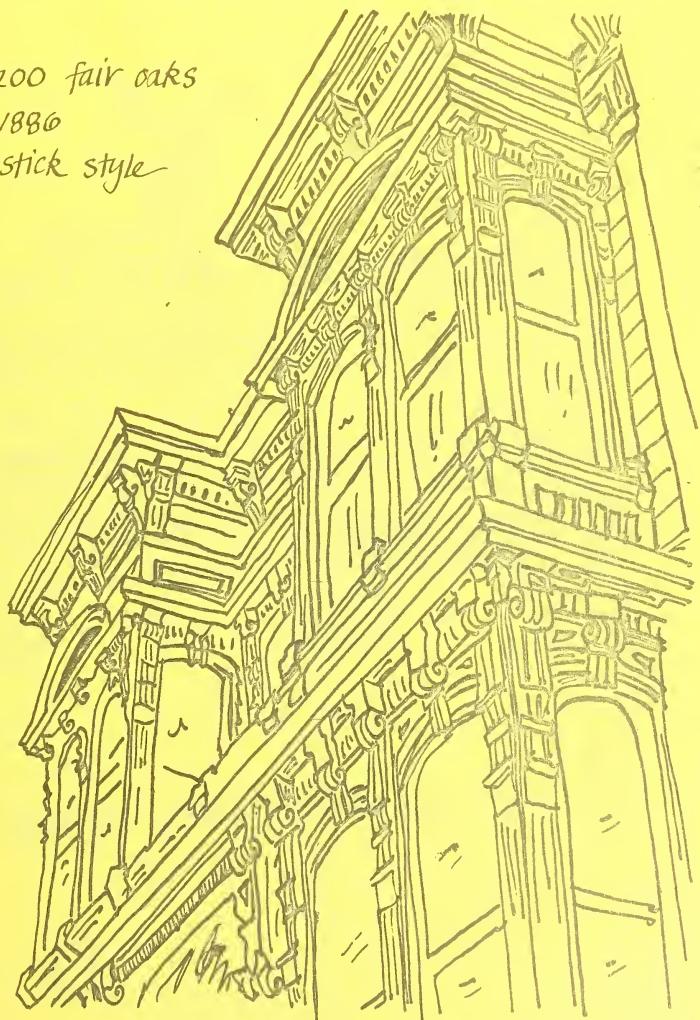
The MCO Planning Committee is concerned with land use and physical planning in the Mission District. Through its activities the MCO is recognized as the principal citizen participation organization in the Mission District by the San Francisco Redevelopment Agency, the Mayor's Office and the City Planning Commission. The Planning Committee led successful fights to alter draft plans for height limits and transportation proposed by the Department of City Planning. The Committee has convened a team of technicians to investigate the northeast section of the Mission District, which is now a declining industrial-commercial zone with vacant lots and deserted buildings.

200 fair oaks

1886

stick style

The Housing Committee deals primarily with landlord-tenant problems, using organizational pressure to force landlords to make rent agreements and to improve apartments. Housing Committee tactics include organizing more than half the tenants in a building, sending an official-looking numbered document to the landlord with an attached list of specific repairs, arranging compromises between tenants and the landlord, and setting up rent-





strikes and demonstrations when landlords refuse to negotiate. The Housing Committee also supports local landlords if tenants damage apartments or are delinquent in their rent.

The Community Maintenance Committee monitors city services such as street cleaning and sidewalk repairs. They are also interested in residential renovation and have just negotiated home-improvement loans at reduced rates for MN property owners. They led a recent fight to have the abandoned Regal Pale brewery torn down and replaced by a park or housing.



union hall, 266 guerrero, 1906, italianate style



# II. The Architectural Heritage of The Mission Model Neighborhood

## A. Trends

A 1968 survey evaluated San Francisco's older buildings and found that more than two thousand were historically significant. Almost ten percent are in the Mission, as colorful reminders of its distinctive history and character. The earthquake and ensuing fire and dynamiting destroyed much of the northwest corner of the Model Neighborhood (MN), so most remaining historic buildings are found in the southwestern section, as shown on the following map.

In 1972, a second field survey found that 208 of the 213 MN buildings were still intact, as shown on the following table. Further investigation showed both hopeful and discouraging trends. More than two-thirds of the historic buildings in the MN are owner-occupied, a trend which indicates an increasing stability. Only one in three San Franciscans is a home-owner, a rate double that of the rest of the Mission MN.

However, virtually all of these historic buildings are sited on land where commercial or higher-density housing development is allowed. Economic pressures are forcing many owners of Mission Victorians to build stores or apartments. In the MN alone, 640 housing units were torn down between 1960 and 1971. The vast majority of those demolished were single-family homes and flats from the pre-earthquake era.

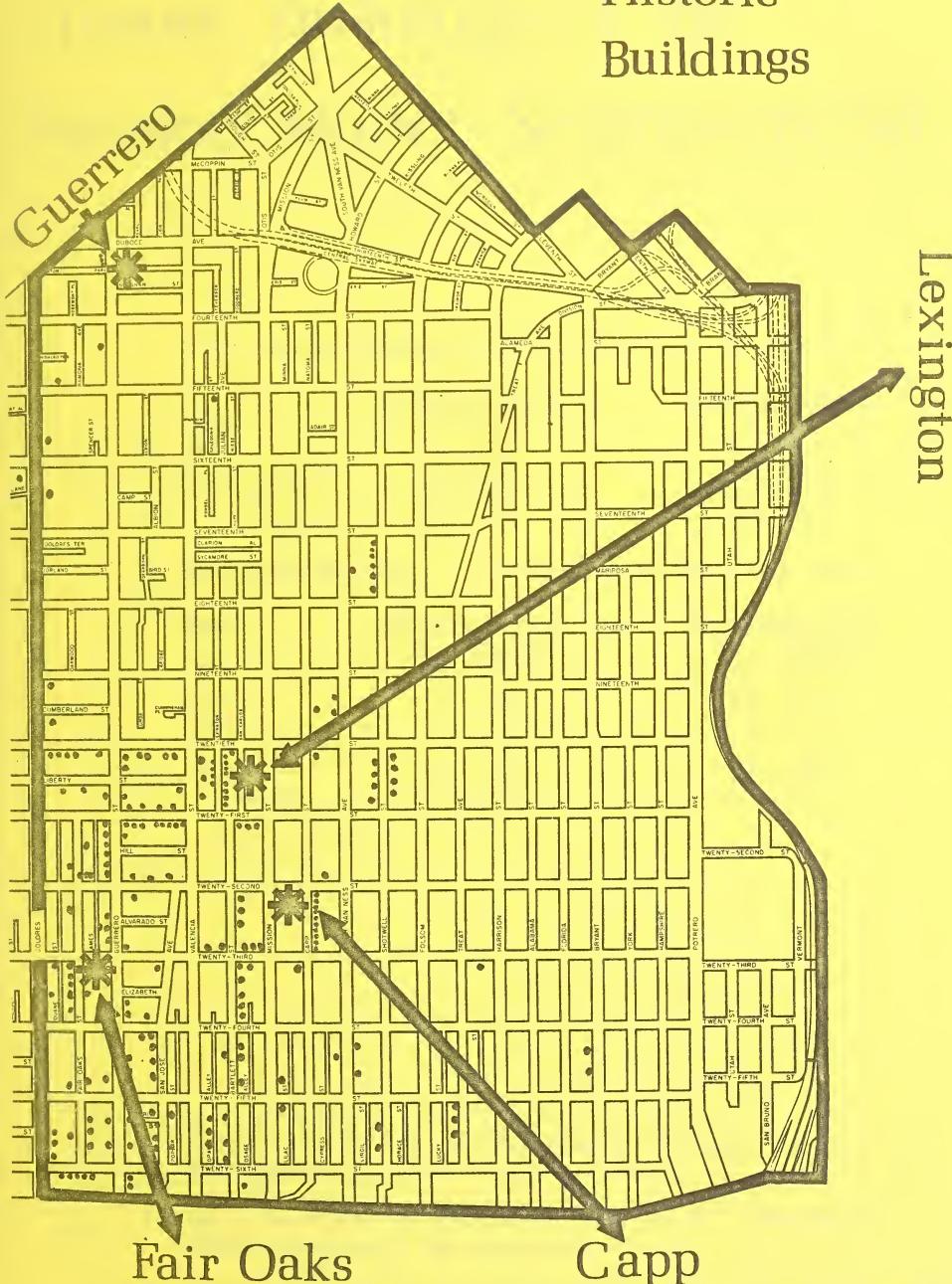
## B. Styles in the Mission

The drawings throughout this report illustrate the architectural styles in the Mission Model Neighborhood. A complete list is included in the Appendix.

The oldest building in San Francisco is the Mission Dolores, which survived the earthquake, the fire and efforts to dynamite the flames. Today the Mission looks much as it did in 1791, when it was made from adobe bricks, with a redwood roof lashed together with rawhide strips. The Mission illustrates the late Baroque style of Mexican churches.



# Historic Buildings



• = building  
\* = cluster



# Historic Buildings of the Mission Model Neighborhood

## 1. Condition and Ownership--Residential Buildings (Units)<sup>1</sup>

	<u>Owner-Occupied</u> <sup>2</sup>	<u>Absentee-Owned</u>
Good	76 (126)	33 (117)
Fair	33 (57)	20 (66)
Needs Repair	18 (28)	7 (31)
Total	127 (211)	60 (214)
Percent	68% 50%	32% 50%

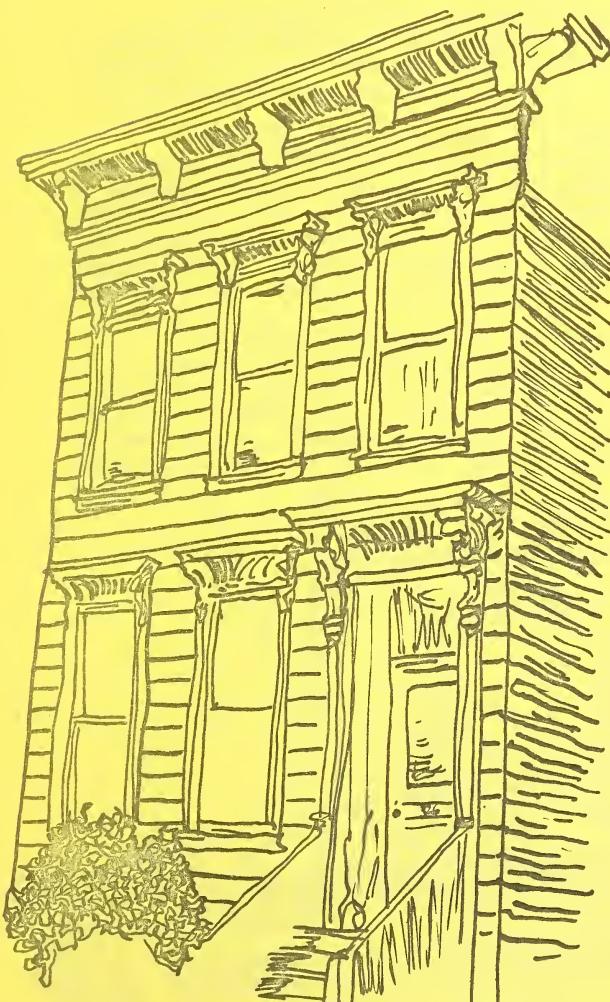
## 2. Zoning and Ownership of Residential and Mixed Buildings

<u>Zone</u> <sup>3</sup>	<u>Owner-Occupied</u>		<u>Absentee-Owned</u>	
	<u>No.</u>	<u>Percent</u>	<u>No.</u>	<u>Percent</u>
R-3	69	54%	25	42%
R-4	36	28%	24	42%
R-5	3	2%	-	-
C-M	3	2%	2	4%
C-2	16	14%	9	12%
Total	127	100%	60	100%

- 
1. Number of units was obtained from the Assessor and is approximate.
  2. Owner-occupancy was determined from the 1972 Homeowner's Exemption tapes of the Assessor.
  3. Zoning code: R = residential. The number following = density. C-M = heavy commercial. C-2 = neighborhood commercial.



Another historic architectural style in the MN is Gothic, characterized by pointed arches of various sizes and usually used in church design. The 1890 Holy Innocents Episcopal Church at 455 Fair Oaks demonstrates the Gothic arch, further accentuated by gabled roof and bell tower. At 1074 Guerrero, the 1895 Korean United Presbyterian Church combines Gothic and Romanesque styles under a steep gabled roof. St. John's Episcopal Church at 120 Julian Street is another combination of styles, Gothic and Tudor Lantern, built in 1909.



376 Lexington St., 1876,  
unadorned Italianate style

The Romanesque style was first made popular in the Eastern United States by architect H. H. Richardson. This copy of an ancient European style is best illustrated by the Quadrangle Building at Stanford University. In San Francisco, local architects translated the style into wood, often adding a Near Eastern or Moorish flavor. Typical aspects of Romanesque are broad, round arches supported by short pillars.

Queen Anne is another popular style well-represented in the Mission. The cover of this report shows the rounded corner tower, steep gabled roof and shingled walls which characterize the style, another import from Europe. American designers copied British tiling and brickwood with indigenous materials such as wood and shingles. This 1886 home, at 1348 South Van Ness, and another example at 1286 Guerrero, show the bold form and fine detailing of Queen Anne design.

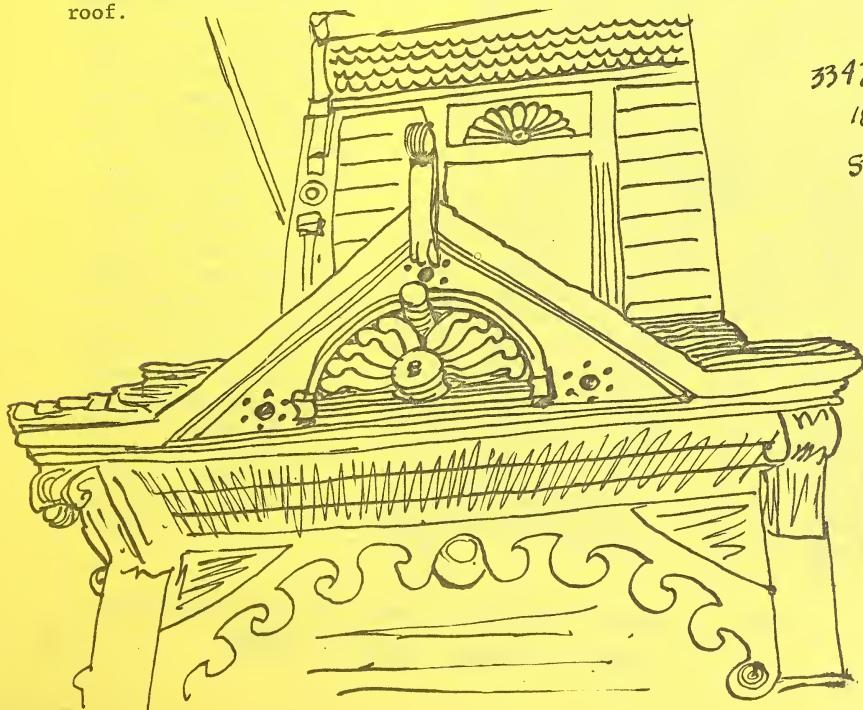


The Italianate style derives from Renaissance architecture and was especially popular in San Francisco between 1850 and 1875. Italianate homes usually have strong vertical emphases, well-suited to construction in a densely-built city. These structures often have tall, narrow doors and windows, elaborate pediments and porches bordered with Corinthian columns. Two outstanding examples are 1366 Guerrero and 212 Fair Oaks, both lavishly restored.

Occasionally this style copied the Italian villa, well represented by the cottage at 3035 23rd Street. This 1893 structure is especially striking, with its many intricate details, such as leaf carvings and diamond-shaped shingles.

The Stick-style building is visible throughout the Mission MN. This wooden frame construction method was strengthened and accentuated by exterior "sticks" arranged in a stylized pattern. A creature of the industrial revolution, the Stick-style home was often embellished by flat mass-produced gingerbread. A further elaboration was the Stick-Eastlake style, featuring carved panels and moldings in many shapes -- maiden's heads, flowers, fruits and animals.

Stick and Stick-Eastlake are among the best represented styles in the Mission MN, and excellent examples are scattered throughout the neighborhood. Two were used to illustrate this report: 200 Fair Oaks was built in 1886, with a facade adorned by sticks and a carved bay window. A more elaborate Stick-Eastlake home at 1233 Guerrero combines stick decorations with floral carvings, distinctive columns and a peaked roof.





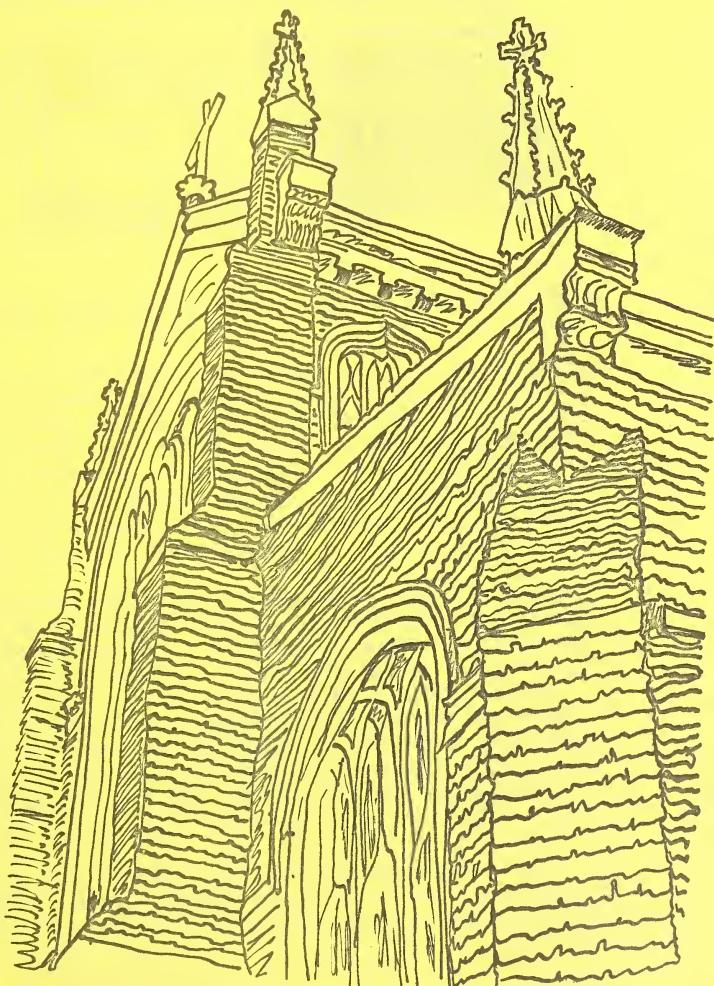
Not all the historical buildings in the MN are homes or churches. The Sheet Metal Workers Union Hall at 226 Guerrero is distinguished by a striking carved eagle straddling a globe on the roof. Once a private firehouse, 1458 Valencia Street is a handsome example of the Italianate style with arched windows and Corinthian half-columns, built in 1882.

### C. Clusters

Although these buildings are significant enough as individuals, their historic flavor is shown most truly in four "clusters" within the neighborhood.

1. Capp Street: One of the best historic clusters in the Mission is Capp Street between Twenty-Second and Twenty-Third Streets, where ten lovely Stick-Eastlake homes are located.

Three of those thirteen have been drastically remodeled since the 1968 survey, and have lost much of their original charm. Of the ten remaining, most have delicately carved balustrades rising into a small pediment above the door. The roofs of the houses are supported by decorative brackets, and many of the windows are outlined in multi-colored stained glass inlays. The houses are further decorated with fishscale shingles over the square bay windows and carvings above the garage and second floor windows.



120 Julian St., St. John's Episcopal Church, 1909  
Gothic & Tudor Lantern styles





394 fair oaks, 1890's, Queen Anne & Eastlake styles

2. Lexington Street: Thirteen Italianate dwellings can be seen on Lexington Street between Twentieth and Twenty-First Streets. The house at 317 Lexington is decorated with quoins and has the slanted bay window so characteristic of the Italianate style. The house at 330 Lexington has lunette pediments above its windows. The houses at 351 and 353 Lexington are mirror twins, built to simulate a duplex. In common with many San Francisco Italianates, these homes have false fronts, and many have original iron fences protecting the front doors.

3. Guerrero Street: Five outstanding homes situated on Guerrero between Duboce Street and Clinton Park survived the fire of 1906 that destroyed so many homes in the northwest corner of the Mission Model Neighborhood. The home at 102 Guerrero is an elaborate styled Italianate. The first floor bay window is ornately carved and surrounded by colonettes and window frames. The roof is embellished with brackets and the colonades with intricate carvings. Next door at 104 Guerrero stands a late Period piece whose facade is balanced by rounded bay windows, and porticos topped by balustrades. The columns in front of the door are topped by lovely carved capitals.

The houses at 120, 122 and 126 Guerrero are excellent examples of the restrained Italianate style. Their slanted bay windows are enhanced by pipe-stem colonnettes, and the columns at the entrance rise into carved capitals.



4. Fair Oaks Street: Five historic homes are located in the vicinity of Fair Oaks between Twenty-Third and Twenty-Fourth Streets. The house at 3679 Twenty-Third Street was designed with a balanced facade in the Italianate style. It has a balustrade above the entrance, mirror bay windows, arches at the roof and delicate carvings above the windows.

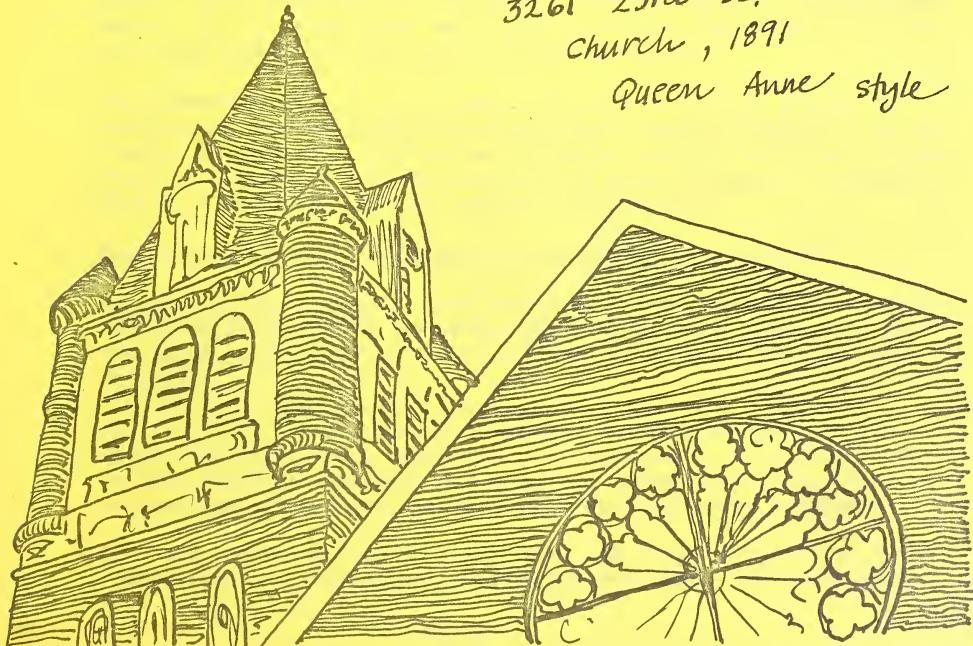
Good examples of Stick-style architecture can be seen at 200 and 210 Fair Oaks. 200 Fair Oaks has prominent bay windows and a balustrade above the entrance and two side windows. The house also has beautifully carved capitals above the entrance columns.

210 Fair Oaks has been painted black and white to emphasize the beauty and detail of its Stick-style design. Though the style duplicates that of 200 Fair Oaks, the highlights brought out by its color scheme transform it into a wholly different facade. Besides many of the common Stick-style features previously mentioned, this house reveals the minute detail of carved embellishments of the Stick-style so often unnoticed by the casual observer.

212 Fair Oaks also has a two-tone color scheme which enhances the hidden beauty of this Italianate house. The controlled, flat facade of this house is characterized by hood molds over the windows and door.

Similar to 212 is 214 Fair Oaks, though the embellishments of this Italianate are not emphasized by a two-toned color scheme.

3261 23rd St.  
Church, 1891  
Queen Anne style





### III.

## HISTORIC PRESERVATION :

### Why and How?

#### A. Why should the historic buildings of the Mission be preserved?

1. A sense of history: The Mission District played an important role in the development of San Francisco. The many remaining homes and churches of the pre-earthquake era are a tangible reminder of that exciting past and should be preserved to enhance community pride.
2. Beauty: The riotous carvings and colorful decorations of the many architectural styles in the Mission offer an harmonious and pleasing vista seldom found in more modern structures. These beautiful buildings can be duplicated today only at enormous cost; therefore preservation is economically sound, as well as esthetically preferable.
3. Family housing: Mission families are large and need the amount of space now found in the many Victorian homes and flats in the neighborhood. In the past, the demolition of these structures has resulted only in new gas stations, stores or modern apartments, too small and expensive for many Mission families.
4. Homeownership resources: An unrestored Victorian is one of the few resources available within the Mission for a home buyer of modest means. Especially for the "handyman" owner who wants to rehabilitate several flats, these older buildings afford the opportunity for purchase and repair at relatively reasonable prices.

For homeowners with larger incomes, Mission Victorians provide a resource of many unspoiled homes which will respond admirably to extensive restoration. Because many Mission families are middle-income, the availability of a restorable housing stock within the neighborhood will encourage them to remain in the District.

#### B. How can the historic buildings of the Mission be preserved?

1. Designation as landmarks: The Landmarks Preservation Advisory Board was established in 1969 to advise the City Planning Commission and the Board of Supervisors about buildings or areas of historic significance.

The Board has nine members, who are appointed by the Mayor. If they find a home, church or building -- or entire block -- to have "special character or historical, architectural or esthetic interest or value," they can recommend designation as a landmark.

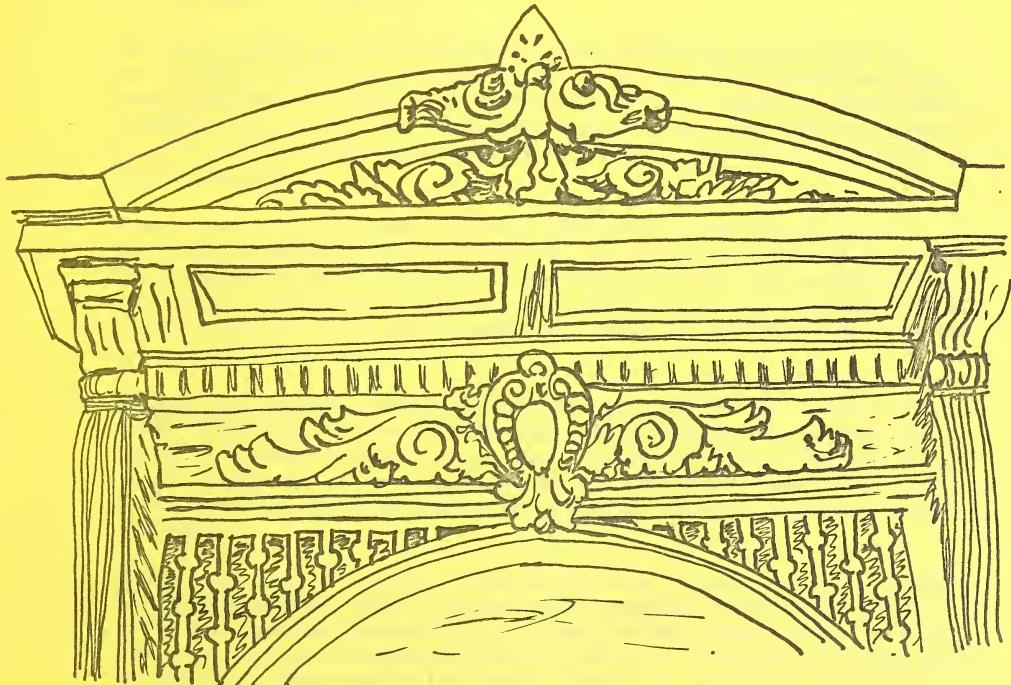
If their recommendation is accepted by the Commission and the Supervisors, certain regulations protect the building. The owner may



remodel the exterior of the building only in a manner which will preserve or enhance its historic character, and he must first receive a Certificate of Appropriateness from the City Planning Commission.

If he wishes to demolish or significantly alter a designated landmark, the owner must notify the Commission. After a public hearing, the Commissioners may delay any action for six months. An additional six months' reprieve may also be granted by the Supervisors. During this six-twelve month period, the Landmarks Board and other groups can search for funds to purchase the structure and save it from demolition. If no money can be found, the landmark will be destroyed.

No buildings in the Mission Model Neighborhood are San Francisco Landmarks, although nearby Mission Dolores was officially designated several years ago.



3552 23rd st., 1880, Italianate and Queen Anne styles



2. Financial assistance: Although designation as a landmark is an important means of protecting buildings and historic areas, this honor does not assist those who want to purchase or renovate Victorians in the Mission Model Neighborhood.

In the past, several San Francisco neighborhoods have received rehabilitation funds from the U. S. Department of Housing and Urban Development (HUD).

In the Western Addition A-2 Redevelopment Project, several Victorians were handsomely restored, using rehabilitation loans administered by the San Francisco Redevelopment Agency. Seven residential neighborhoods in the City were rehabilitated under the Federally Assisted Code Enforcement program, using grants and low-interest loans administered by the Bureau of Building Inspection.

Although both of these programs helped preserve many of San Francisco's Victorian homes, each is jeopardized by a recent "freeze" on HUD funds. Therefore, neither FACE nor redevelopment offers a plausible solution to the needs of historic preservation in the Mission Model Neighborhood.

The single most realistic source of assistance is illustrated by two programs now being administered by the Mission Housing Development Corporation (MHDC). With the help of the Community Maintenance Committee of the Mission Coalition Organization, the MHDC has begun to give loans for home-ownership and for home repairs to qualified Mission residents.

These innovative programs are the result of months of political negotiations between MCO and local private lending institutions which had previously been reluctant to loan money within the neighborhood. If federal resources are unavailable, political action against private institutions may be a major source of funds for historic preservation on a neighborhood basis.

3. Private initiatives: Both individual buildings and the several historic "clusters" in the Mission Model Neighborhood can be greatly enhanced through private initiative. Evidence of this initiative is readily apparent in some sections of the MN, where owners have painted their homes in striking colors and enhanced them with greenery and gaslights.

Organizing a group to help preserve Mission Victorians is one example of private action. Such a group could organize home tours, raise funds for plaques, research the history of buildings in the neighborhood and join other organizations to lobby for changes in zoning and tax policy. They could also demand that more government resources be devoted to the preservation of the dwindling historic relics of San Francisco and of the Nation.



The Foundation for San Francisco's Architectural Heritage is an excellent example of a private organization working for historic preservation. Although Heritage is not based in any specific neighborhood, its activities could be duplicated by an organization in the Mission Model Neighborhood.

Heritage has established a revolving fund for the purchase of threatened landmarks, which it then resells to an owner who agrees to preserve its historic characteristics. Heritage also serves as a clearinghouse for information and can give legal and financial advice to people who want to restore historic buildings in the City.

Environmental improvements can greatly enhance preservation efforts, especially in the Mission Model Neighborhood, which has little greenery and much street litter. The San Francisco Bureau of Landscaping and Street Planting has free "tree kits" which suggest appropriate species for different areas of the City. The kit also explains how to organize a block for tree-planting. If a minimum number of owners agree to plant trees, the Bureau will cut holes in the sidewalk and help with the planting.

4. Public action: Although individual initiative is necessary for historic preservation in the Mission Model Neighborhood, public attention and funds are crucial ingredients. While private owners may restore their own homes, and block groups may plant trees, without a City commitment, these efforts will be fragmented and uncoordinated. Public responsibility for improving the environment and maintaining the quality of the Mission cannot be ignored.

Both the Planning and the Community Maintenance Committees of the MCO have developed action agendas to improve the Mission Model Neighborhood. Some of their suggestions:

Change zoning in the MN to protect existing lower-density housing from replacement by stores or apartments.

Use City gas tax funds to plant street trees in the Mission.

Alter tax policies to encourage improvement and preservation of older buildings.

Assign more street-cleaners to the neighborhood.

Through these combinations of private interest and public commitment, the architectural heritage of the Mission Model Neighborhood can be preserved for future generations.



# APPENDICES

## References

## Resources for Historic Preservation

## Inventory of Historic Buildings



detail of  
carving,  
1241  
guerrero,  
1987  
stick-eastcar  
style



# REFERENCES

Cover: The cover drawing illustrates a Stick-Queen Anne residence at 1348 South Van Ness, which was built in 1886 by architect Seth Bobson.

## Section I, Mission History:

- (1) Information about California Indians was provided by Sidney Shaw, from the following sources: Native Americans of California and Nevada by Jack D. Forbes, Handbook of the Indians of California by A. L. Kroeber, California Indians by R. F. Heizer and M. A. Whipple and Anza's California Expeditions, Vol. IV translated by H. E. Bolton.
- (2) Unless otherwise indicated, material about the history of the Mission District from the Spanish era through World War II was adapted from a manuscript prepared by Mrs. Gail Simpson.
- (3) MacLaren's Hotel was described in "For Luxury, a Cold Bath," Millie Robbins, San Francisco Chronicle, Sept. 25, 1972, p. 18.
- (4) Information about the 1906 earthquake was compiled from the following sources: The Damndest Finest Ruins by Monica Sutherland, Earthquake Country by the Sunset Publishing Company, Earthquake Hazard in the San Francisco Bay Area by Karl V. Steinbrugge and The San Francisco Earthquake by Gordon Thomas and Max Morgan Watts.

## Section II, The Architectural Heritage of the Mission Model Neighborhood:

- (1) Construction, demolition and net change figures were derived from Changes in the San Francisco Housing Inventory, issued annually by the San Francisco Department of City Planning.
- (2) Information about historic buildings and architectural styles, was derived from the following sources: Here Today by the San Francisco Junior League and Victorians: An Account of Domestic San Francisco -- 1870-1890 by Wesley D. Vail.
- (3) Existing condition, ownership and use were determined in a field survey taken by the Stanford Community Development Study, August, 1972. An abbreviated version of that survey is included in the appendix of this report. A more detailed version, Inventory of Historic Buildings of the Mission Model Neighborhood of San Francisco, is available on request from the Study, P. O. Box 5817, Stanford, California, 94305.



Section III, Historic Preservation: Why and How?

- (1) The buildings listed in Here Today were officially recognized by the San Francisco Board of Supervisors in Resolution No. 268-70, May 18, 1970.
- (2) The resources listed in this section are described more completely in the Appendix of this report.



# RESOURCES

Aesthetic Zoning and Property Values. H. Rutherford Turnbull. From Wake Forest Law Review (Vol. 7, No. 2, 1971) 26 pp. #341, \$ .25

A Preliminary Study: Preserving the Architectural Character of a Neighborhood, Chicago: Department of Urban Renewal, n.d.

A Primer on the Care and Repair of Buildings. Agnes Gilchrist. Mt. Vernon, N.Y.: The Author, October 1963, 4pp.

A Report on Principles and Guidelines for Historic Preservation in the United States. Washington, D.C.: National Trust for Historic Preservation, Leaflet Series, October 31, 1964.

A Report to the President and to The Congress, The Advisory Council on Historic Preservation, 1971, pp. 33, U.S. Government Printing Office C-439-665, \$ .45.

Article 10: Preservation of Historical, Architectural and Aesthetic Landmarks. San Francisco City Planning Code.

Barrio Historico: Tucson. Tucson, Arizona: College of Architecture, University of Arizona. 1972. 172 pp.

Buying and Renovating a House in the City: A Practical Guide. Deirdre Stanforth, Martha Stamm. New York: Alfred A. Knopf, 1972. 428 pp., b/w illus., append., index #534, Hardbound \$10.00, Paperback \$4.95.

California's Architectural Frontier: Style and Tradition in the Nineteenth Century. Harold Kirker. New York: Russell & Russell, 1970. 224pp., illus. bibl. index #459, \$13.00.

Canadian Inventory of Historic Building Training Manual. Ottawa, Canada: National Historic Sites Service, National and Historic Parks Branch, Department of Indian Affairs and Northern Development, 1971. 55 pp.

Civic Action and Historic Zoning. Robert E. Stripe. Popular Government, June - July 1963, pp. 20 - 26.

Conference on Legal Techniques in Preservation. These three publications together compose a nearly complete record of papers presented at the Conference on Legal Techniques in Preservation, May 1971. \$8.00.



Conservation of Historical Buildings and Areas - Legal Techniques. Albert Wolfe, Boston, Massachusetts, Reprinted for the National Trust for Historic Preservation from The Proceedings of Section of Real Property, Probate and Trust Law, American Bar Association, Chicago, Illinois, 1963.

Conservation of Historic Cultural Resources. Ralph W. Miner. Chicago: American Society of Planning Officials, 1969. 56 pp. paperback, b/w illus., bibl. #323 \$3.75.

Consultant Service Grants, Some Questions and Answers, National Trust for Historic Preservation, 740-748 Jackson Place, N.W., Washington, D.C. 20006.

Criteria for Evaluating Historic Sites and Buildings, A Report by The Committee on Standards and Surveys, The National Trust for Historic Preservation, 815 17th Street, N.W., Washington, D.C. 20006.

Dollars and Sense: Preservation Economics. From "Historic Preservation" (Vol. 23, No. 2, 1971). Washington, D.C.: National Trust. 18 pp., b/w illus. #564 \$.50.

Documentary Sources for Historic Preservation: Manuscripts. John B. Riggs. Washington, D.C.: National Trust, 1969. 4pp., bibl. #4 \$.25.

Easement vs. Zoning: Preservation Tools. Theodore Brown. Historic Preservation 20, No. 2, (April - June 1968). pp. 78 - 86.

Financing Landmark Preservation. William J. Murtagh. From "AIA Journal", (1967). Washington, D.C.: American Institute of Architects. 5 pp. b/w illus. #297 \$.50.

Frisbee, John L. III. Western Field Service Representative, National Trust for Historic Preservation, West Coast Office, 802 Montgomery Street, San Francisco, California 94133, Phone: (415) 556-1643.

Guidelines for State Historic Preservation Legislation, Advisory Council on Historic Preservation (Washington, D.C.) 1972, pp. 61.

Here Today, San Francisco Jr. League, 1968.

Heritage. Foundation for San Francisco's Architectural Heritage, P.O. Box 2379, San Francisco, California 94126.

Historic Preservation. James Biddle. From "Journal of Housing" (Vol. 28, No. 5, May 1971). Washington, D.C.: National Association of Housing and Redevelopment Officials. 12 pp. b/w illus. #492 \$.75.

Historic Preservation. Picot B. Floyd, Management Information Service, International City Management Association, Volume 1, No. LS-12, December 1969.

Historic Preservation: A Bibliography. Gary L. Menges. Monticello, Ill.: Council of Planning Librarians, 1969. 61 pp., paperback #444 \$5.00.



Historic Preservation -- A Pragmatic Approach. Robert Kerr, Journal of the American Institute of Architects 41 (April 1964), pp. 36-38.

Historic Preservation, Grants in Aid, Policies and Procedures, The National Historic Preservation Act of 1966, Public Law 89-665, 80 Statutes 915, United States Department of the Interior, pp. 78.

Historic Preservation in Inner City Areas: A Manual of Practice. Arthur P. Ziegler, Jr. Pittsburgh: Allegheny Press, 1971. 85 pp., paperback, b/w illus. #553 \$2.85.

Historic Preservation in Urban Areas. (pamphlet), Department of Housing and Urban Development, Government Printing Office: 1970 0-380-960.

Historic Preservation Law. Jacob H. Morrison. Washington, D.C.: National Trust, 1965 (2nd ed.), 198 pp., hardbound. b/w illus., index #120 \$2.00.

Historic Preservation Legislation. Ordered separately as listed below #286  
"Public Law 89-665 (National Historic Preservation Act) #286b \$.25.  
"Public Law 74-292 (Historic Sites Act of 1935) #286c \$.10.

Historic Preservation Through Walking Tours. Henry Hope Reed, Jill Sullivan Spellman. Washington, D.C.: National Trust, 1971 (rev. ed.) 4 pp. #11, \$.25.

Historic Preservation Today: Essays Presented to the Seminar on Preservation and Restoration (Williamsburg, September 8 - 11, 1963). Charlottesville: University Press of Virginia, 1966.

Historic Preservation Tomorrow. National Trust and Colonial Williamsburg Foundation. Williamsburg: Author. 1967. 64 pp., paperback, b/w illus., bibl., index #125 \$1.50.

Historic Zoning: A New Tool for Tennessee Communities. Nashville, Tennessee State Planning Commission, May 1965.

Implications of Adaptive Use of Historic Buildings. Susan Van Rensselaer, Historic Preservation 18, No. 3 (May-June 1966), pp. 98-102.

Landmark Preservation, John S. Pyke Jr., Citizens Union Research Foundation Incorporated, 15 Park Row, New York, N.Y 10038, 2nd edition 1972, pp. 32.

Legal Techniques in Historic Preservation. National Trust. Washington, D.C.: Author, 1972. 45 pp., paperback #541b, \$4.00.

McDermott, John D., Acting Executive Secretary, Advisory Council on Historic Preservation, Washington, D.C. 20240.

Methods of Research for the Amateur Historian. Richard W. Hale, Jr., Nashville: American Association for State and Local History., 1969. 8 pp., b/w illus. #441 \$.50.



National Park Service Brochures. #316 , "The Historic American Buildings Survey." 5-panel, b/w illus. brochure on Congressional policy, development, current programs, criteria, publications. Free.

New Lives From Old Buildings. Arthur P. Ziegler, Jr. From "Journal of Property Management (September-October 1969). Lancaster, Pa.: National Association of Real Estate Boards. 6 pp., b/w illus. #327 \$1.00.

New Twists in Financing Historic Preservation. William J. Murtagh. "Journal of the American Institute of Architects" (March 1966.) pp. 70-74.

Old West Side. Mrs. George Downing, Edward Vaughn and Richard Wilson. The Old West Side Association, Inc., Ann Arbor, Michigan. 1971. 85 pp. \$5.00 (offers sound approach to the problems of area preservation, includes illustrations.)

Perpetuation of Historic Heritage. William L. Landahl. Wheeling. W. Va.: American Institute of Park Executives, Inc., 1965. 40 pp., paperback #263 \$2.00.

Planning for Preservation. Robert L. Montague, Ill, Tony P. Wrenn. Chicago: American Society of Planning Officials, 1964. 42 pp. paperback, b/w illus., tables #241 \$1.50.

Preserving Historic America. Department of Housing and Urban Development, 1966, pp. 80. U.S. Government Printing Office: 1966 0-211-534, \$1.00.

Preservation of Urban Landmarks. John J. Costonis. From "The Architectural Forum" (March 1972.) 3 pp. #556 \$.50.

Preservation News. National Trust. Washington, D.C.: Author (a) May 1969; (b) May 1972. #319 a)\$ .50 b)\$ .10.

Preservation Through Documentation. Historic American Buildings Survey. Washington, D.C.: Government Printing Office. 1968. 16 pp., b/w illus. #295 \$.25.

Programming for Fund Raising, Preservation Leaflet Series, National Trust for Historic Preservation, 748 Jackson Place, N.W., Washington, D.C. 20006.

Publications List. Historic American Buildings Survey. Washington, D.C.: Office of Archeology and Historic Preservation. National Park Service # 311 Free.

Remodeling Old Houses Without Destroying Their Character. George Stephen. New York: Alfred A. Knopf, 1972. 244 pp., paperback b/w illus., gloss., append., index # 558 \$3.95.

San Francisco Victoriana, 155 Chenery Street, San Francisco, California 94131, Telephone (415) 826-1004 or 864-5477.

Saving a Neighborhood Through Historic Preservation. Peter J. McCahill, "Journal of Housing" 24 (April 1967), pp. 168-172.



The Importance and Use of Surveys. Theodore M. Brown. Historic Preservation 15, No. 4 (1963): pp. 126-129.

The Law in Preservation Issues. Washington, D.C.: National Trust, 1971. 12 pp., b/w illus. #338 \$1.25.

The Making of Urban America: A History of City Planning in the United States. John Reps, Princeton, New Jersey, Princeton University Press, 1965.

The Man Who Saves Landmarks, William Wright, Travel and Leisure, December-January Issue 1973. pp. 34, 54-55.

The National Register of Historic Places. (pamphlet), U.S. Government Printing Office: 1971-483-418/18, U.S. Department of the Interior.

The Preservation of Landmarks in San Francisco. San Francisco Department of City Planning, 1967. 24 pp.

The Restoration Manual. Orin M. Bullock, Jr., Norwalk, Conn: Silvermine Publishers, 1966. 181 pp. hardbound, b/w illus., gloss., bibl. #272 \$9.95.

The Ultimate Highrise: San Francisco's Mad Rush Toward the Sky. Bruce Brugmann, Gregg Sleteland (eds.) San Francisco: San Francisco Bay Guardian. 1971. 255 pp., paperback, b/w illus., bibl. #542 \$2.95.

Victorians: An Account of Domestic Architecture in Victorian San Francisco, 1870-1890. privately printed. 1964.

Window, Anchor, Catalyst, Root - The Power of Preservation. American Institute of Architects. Washington, D.C.: Author, 1970. 10 pp. #328 \$.10.

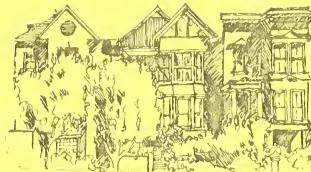


INVENTORY OF HISTORIC BUILDINGS IN THE MISSION MODEL NEIGHBORHOOD  
INFORMATION SOURCES AND KEY TO ABBREVIATIONS

- Address: Taken from Here Today, San Francisco Junior League, 1968. These buildings were checked in a field survey by the Stanford Community Development Study, September 1972.
- Block: Each block in San Francisco is given a number. Numbers were obtained from San Francisco City Assessor files.
- Lot: Each lot is given a number. Numbers were obtained from San Francisco City Assessor's files. Lots are identified by their number and the number of the block in which they are located.
- Style: Style was determined according to the Here Today architectural descriptions. The following architectural styles appear in the Mission Buildings:
- |                       |                     |
|-----------------------|---------------------|
| Baroque (B)           | Period (P)          |
| Classical Revival (C) | Queen Anne (QA)     |
| Colonial Revival (CR) | Romanesque (R)      |
| Eastlake (E)          | Stick Eastlake (SE) |
| Gothic (G)            | Stick Style (SS)    |
| Italianate (I)        | Tudor (T)           |
- Units: The number of units, if available, was taken from the Assessor's files.
- Use: The abbreviation indicates Residential, Commercial, Mixed (Commercial and Residential), or Industrial use, as determined in the 1972 field survey.
- Year Built: Taken from Here Today.
- Zone: "R" means Residential zone, followed by a number which indicates the density allowed (R-5 is the highest density possible; R-1 is the lowest density, containing single family homes.)  
"C" means Commercial, also followed by a number indicating the intensity allowed (C-1 applies to community service business and C-M means commercial manufacturing.)  
"M" means manufacturing and is designated either M-1 or M-2, according to the intensity allowed.



# INVENTORY



#	Address	Block-lot	Year Built	Style	Use (units)	Zone
1	113-115½ Bartlett	3636-46	1890	SS	Res(4)	C-2
2	117-119a Bartlett	3636-45	1893	I	Res(4)	C-2
3	145-147 Bartlett	3636-44a	1893	I	Res(2)	C-2
4	203 Bartlett	3643-47	1876	I	Res(5)	C-2
5	255-57 Bartlett	3643-41	1871	I	Res(2)	C-2
6	259-263 Bartlett	3643-40	1877	I	Res(6)	C-2
7	279-81 Bartlett	3643-37	1894	SE	Res(2)	C-2
8	318&320 Bartlett	6515-5&6	1875	SS	Res(3)	R-3
9	335&339 Bartlett	6516-19&20	1875	SS	Res(2)	C-2
10	373-75 Bartlett	6516-12	1870	I	Res(2)	C-2
11	432 Bartlett	6530-4	1875	I	Res(1)	R-3
12	476-78 Bartlett	6530-10	1870	I	Res(2)	R-3
13	494-96 Bartlett	6530-11a	1870	I	Res(2)	R-3
14	513 Bartlett	6569-27	1870	I	Res(2)	C-2
15	2636 Bryant	4268-4	1890	I	Res(n.a.)	R-3
16	2648 Bryant	4268-5	1889	SE	Res(n.a.)	R-3
17	437 Capp	3595-40	1887	I	Res(n.a.)	R-4
18	715-17 Capp	3637-59	1889-94	E	Res(2)	R-4
19	719-21 Capp	3637-58	1889-94	E	Res(2)	R-4
20	723-25 Capp	3637-57	1889-94	E	Res(2)	R-4
21	727-29 Capp	3637-56	1889-94	E	Res(2)	R-4
22	735-37 Capp	3637-54	1889-94	E	Res(2)	R-4
23	739-41 Capp	3637-53	1889-94	E	Res(2)	R-4
24	741-43 Capp	3637-52	1889-94	E	Res(3)	R-4
25	751-53 Capp	3637-50	1889-94	E	Res(2)	R-4
26	755-57 Capp	3637-49	1889-94	E	Res(2)	R-4
27	763-65 Capp	3637-18a	1889-94	E	Res(2)	R-4
28	263-65 Dolores	3556-30	1892	P	Res(3)	R-4
29	300 Dolores		1782-91	B-CR	Church	Landmark
30	347 Dolores	3567-31	1907		School	R-4
31	601 Dolores	3568-60	1908	R	Church	R-4
32	655 Dolores	3598-28	1916	C	Church	R-4
33	1037-39 Dolores	3648-27	1887	SE	Res(2)	R-4
34	1275-77 Dolores	6534-20	1903	SS-QA	Res(3)	R-4
35	1285-87 Dolores	6534-18	1870	I	Res(2)	R-4
36	1289 Dolores	6534-17	1883	SS	Res(1)	R-4
37	31 Fair Oaks	3618-61	1888	QA	Res(3)	R-3
38	68 Fair Oaks	3618-49	1888	QA	Res(1)	R-3
39	108 Fair Oaks	3631-3	1891	SS	Res(2)	R-3
40	200-02 Fair Oaks	3648-1	1886	SS	Res(4)	R-3
41	210 Fair Oaks	3648-3,4	1889	SS	Res(6)	R-3
42	212 Fair Oaks	3648-5	1873	I	Res(3)	R-3
43	214-16 Fair Oaks	3648-6	1870	SS	Res(3)	R-3



#	Address	Block-lot	Year Built	Style	Use (units)	Zone
44	223-25 Fair Oaks	3647-26	1883	SS	Res(2)	R-3
45	260 Fair Oaks	3648-10a	1870	SS	Res(2)	R-3
46	387 Fair Oaks	6512-15	1897	E	Res(2)	R-3
47	394 Fair Oaks	6511-15	mid-1890's	E-QA	Res(3)	R-3
48	435 Fair Oaks	6533-32	1888	SS	Res(1)	R-3
49	455 Fair Oaks	6533-27	1890	G	Church	R-3
50	463 Fair Oaks	6533-26	1878	SS	Res(1)	R-3
51	464 Fair Oaks	6534-12	1886	SS	Res(1)	R-3
52	2533 Folsom	3613-26	1885	SS	Res(1)	R-3
53	102 Guerrero	3534-1	1883	I	Res(4)	R-4
54	104-14 Guerrero	3534-2	1910	P	Res(6)	R-4
55	120 Guerrero	3534-3	1878	I	Res(1)	R-4
56	122 Guerrero	3534-4	1878	I	Res(1)	R-4
57	126 Guerrero	3534-5	1878	I	Res(2)	R-4
58	226 Guerrero	3545-3	1906	I	Institution	R-4
59	801-803 Guerrero	3608-58	1870	I	Res(4)	R-4
60	827 Guerrero	3608-53	1880	QA	Res(1)	R-4
61	845 Guerrero	3608-51	1871	I	Res(1)	R-4
62	862 Guerrero	3607-9	1883	I	Res(2)	R-4
63	863 Guerrero	3608-28	1872	I	Res(1)	R-4
64	900-02 Guerrero	3618-1	1895	QA	Res(3)	R-4
65	906 Guerrero	3618-2	1882	SS	Res(3)	R-4
66	915-17 Guerrero	3617-63	1879	I	Res(3)	R-4
67	948 Guerrero	3618-6	1878	I	Res(1)	R-4
68	964 Guerrero	3618-9	1890	SS	Res(4)	R-4
69	986 Guerrero	3618-12	1883	SS	Res(1)	R-4
70	988-990 Guerrero	3618-13	1889	SE	Res(2)	R-4
71	1056-58 Guerrero	3632-8	1889	SS	Res(2)	R-4
72	1074 Guerrero	3632-9	1895	G	Church	R-4
73	1076 Guerrero	3632-11	1887	I	Res(1)	R-4
74	1169 Guerrero	3645-17	1881	I	Res(1)	R-4
75	1177 Guerrero	3645-16	1881	I	Res(2)	R-4
76	1180-82 Guerrero	3647-12	1884	I	Res(2)	R-4
77	1233 Guerrero	6513-19	1889	SE	Res(3)	R-3
78	1241 Guerrero	6513-18	1887	SS	Res(2)	R-3
79	1286 Guerrero	6512-26	1894	QA	Res(7)	R-3
80	1317-19 Guerrero	6532-29	1889	SE	Res(2)	R-3
81	1320 Guerrero	6533-5	1880	I	Res(1)	R-3
82	1325 Guerrero	6532-28	1886	SS	Res(1)	R-3
83	1335 Guerrero	6532-26	1918	C-B	Institution	R-3
84	1366 Guerrero	6533-13	1880	I	Res(3)	R-3
85	1413 Guerrero	6568-11C	1894	SE	Res(2)	R-4
86	1415 Guerrero	6568-11B	1894	SE	Res(4)	R-4
87	120 Julian	3454-31	1909	G	Church	R-3
88	1-1a Juri	6532-7	1894	SS	Res(2)	R-3
89	2 Juri	6532-4a	1887	I	Res(1)	R-3
90	3-5 Juri	6532-7a&7b	1894	SS	Res(2)	R-3
91	317-19 Lexington	3609-77	1876	I	Res(2)	R-3
92	329 Lexington	3609-44	1877	I	Res(1)	R-3
93	330 Lexington	3609-49	1876	I	Res(2)	R-3



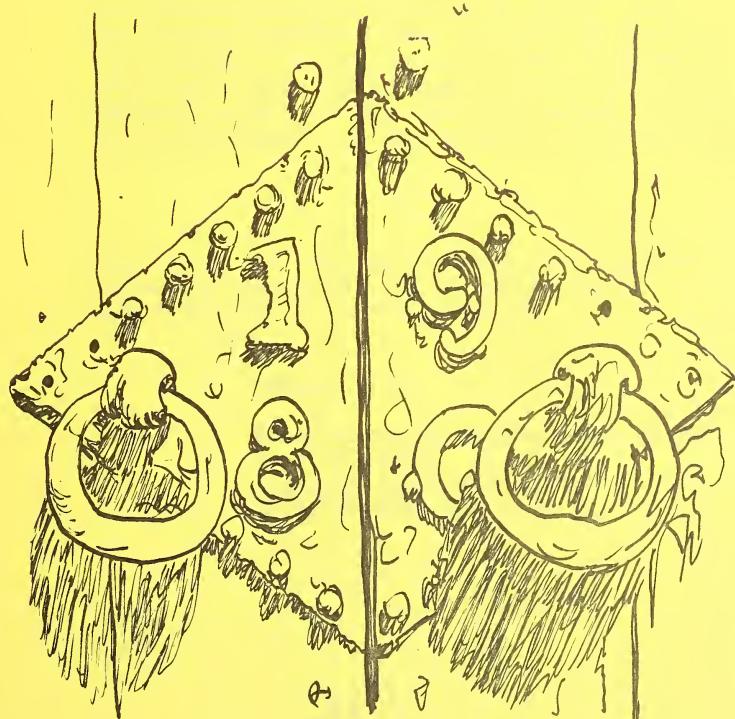
#	Address	Block-lot	Year Built	Style	Use (units)	Zone
94	333 Lexington	3609-73	1877	I	Res(2)	R-3
95	334 Lexington	3609-50	1876	I	Res(1)	R-3
96	337-39 Lexington	3609-72	1877	I	Res(2)	R-3
97	338 Lexington	3609-51	1876	I	Res(1)	R-4
98	342 Lexington	3609-52	1876	I	Res(2)	R-3
99	351 Lexington	3609-69	1883	I	Res(2)	R-3
100	353-55 Lexington	3609-68	1883	I	Res(2)	R-3
101	359-61 Lexington	3609-67	1899	I	Res(2)	R-3
102	367 Lexington	3609-65	1883	I	Res(1)	R-3
103	376 Lexington	3609-60	1876	I	Res(2)	R-3
104	109 Liberty	3607-41	1870	I	Res(5)	R-3
105	159 Liberty	3607-36	1878	I	Res(1)	R-3
106	2875-79 Mission	6517-23	1883	SS	Mixed(5)	C-2
107	2901 Mission	6528-32a	1891	SS	Mixed(7)	C-2
108	200 San Jose	6513-1	1877	I	Res(2)	R-5
109	210 San Jose	6513-2a	1878	I	Res(2)	R-5
110	248 San Jose	6513-8	1884	SS	Res(2)	R-4
111	254 San Jose	6513-8a	1884	SS	Res(1)	R-4
112	325-27 San Jose	6531-25	1885	SS	Res(2)	R-3
113	330-40 San Jose	6532-10	1876	E	Res(6)	R-3
114	380 San Jose	6532-34	1884	I	Res(2)	R-4
115	393-95 San Jose	6531-19B	1875	I	Res(2)	R-4
116	306 Shotwell	3574-52	1879	SS	Res(2)	C-M
117	328 Shotwell	3574-54	1879	SS	Res(2)	C-M
118	334 Shotwell	3574-55	1879	SS	Res(2)	C-M
119	340 Shotwell	3574-56	1879	SS	Res(2)	C-M
120	346 Shotwell	3574-57	1879	SS	Res(2)	C-M
121	352 Shotwell	3574-58	1879	SS	Res(4)	C-M
122	522 Shotwell	3594-32	1870	I	Res(1)	R-3
123	648 Shotwell	3611-40	1884	I	Res(2)	R-3
124	650-52 Shotwell	3611-41	1899	SS	Res(2)	R-3
125	651-57 Shotwell	3611-50	1895	SS	Res(2)	R-3
126	658 Shotwell	3611-62	1899	CR	Res(1)	R-3
127	661-63 Shotwell	3611-49	1895	SS	Res(2)	R-3
128	667-69 Shotwell	3611-48	1895	SS	Res(3)	R-3
129	671-73 Shotwell	3611-47	1895	SS	Res(3)	R-3
130	682 Shotwell	3611-45	1870	SS	Res(2)	R-3
131	1150-52 Shotwell	6526-7	1875	I	Res(2)	R-3
132	1164 Shotwell	6526-8	1899	T	Res(1)	R-3
133	822 S. Van Ness	3595-4	1883	I	Res(1)	R-4
134	834 S. Van Ness	3595-5	1887	I	Res(2)	R-4
135	1321 S. Van Ness	6519-37	1884	I	Res(1)	R-4
136	1348 S. Van Ness	6518-6	1886	SS-QA	Res(1)	R-4
137	1381 S. Van Ness	6519-46	1884	SS	Res(2)	R-4
138	1200-02 Treat Ave	6524-1	1890	SE	Res(?)	R-3
139	1204-06 Treat Ave	6524-3	1885	SS	Res(2)	R-3
140	1232 Treat Ave	6524-7	1885	I	Res(7)	R-3
141	933 Valencia	3609-37	1875	I	Res(2)	C-2
142	945 Valencia	3609-35	1875	I	Res(2)	C-2
143	953-55 Valencia	3608-33	1875	I	Res(2)	C-2



#	Address	Block-lot	Year Built	Style	Use (units)	Zone
144	956-66 Valencia	3608-5	1878	SS	Res(9)	C-2
145	1427 Valencia	6530-21	1880	I	Res(2)	C-2
146	1447-49 Valencia	6530-18	1889	SE	Res(2)	C-2
147	1457-63 Valencia	6530-16	1885	I	Res(4)	C-2
148	1458 Valencia	6531-11	1882	I	Institution	C-2
149	1876 15th St	3545-25a	1852	I	Res(2)	R-4
150	3260 18th St	3574-85	1887	I	Institution	C-M
151	3441-45 20th St	3610-47	1891	QA	Res(2)	R-4
152	3447 20th St	3610-47	1891	QA	Res(6)	R-4
153	3549-51 20th St	3609-81	1876	I	Res(2)	R-4
154	3625 20th St	3608-70	1888	I	Res(3)	R-3
155	3635 20th St	3608-69	1876	SS	Res(2)	R-3
156	3643 20th St	3608-67	1891	I	Res(1)	R-3
157	3647 20th St	3608-66	late 1880's	I	Res(1)	R-3
158	3733-35 20th St	3607-70		SE	Res(2)	R-4
159	3737-39 20th St	3607-69	1876	I	Res(2)	R-4
160	3755 20th St	3607-65	1887	I	Res(1)	R-3
161	3763 20th St	3607-64	1880	I	Res(1)	R-3
162	3765 20th St	3607-63	1876	I	Res(1)	R-3
163	3769 20th St	3607-62	1871	I	Res(2)	R-4
164	3233-35 21st St	3616-55	1885	SS	Res(2)	C-2
165	3239 21st St	3616-54	1885	SS	Res(2)	C-2
166	3243-45 21st St	3616-53	L880	SE	Res(2)	C-2
167	3320 21st St	3608-11	1877	I	Res(2)	R-3
168	3324 21st St	3608-12	1877	I	Res(1)	R-3
169	3325 21st St	3617-78	1885	SS	Res(1)	R-3
170	3329 21st St	3617-77	1883	I	Res(2)	R-3
171	3333-37 21st St	3617-76	1890	SS	Res(3)	R-3
172	3339-41 21st St	3617-75	1876	SS	Res(4)	R-3
173	3343-45 21st St	3617-74	1885	SE	Res(2)	R-3
174	3352-54 21st St	3608-18	1876	SS	Res(2)	R-3
175	3364 21st St	3608-21	1873	I	Res(3)	R-3
176	3367-69 21st St	3617-69	1885	SE	Res(2)	R-3
177	3371 21st St	3617-68	1885	SE	Res(2)	R-3
178	3375 21st St	3617-67	1885	SE	Res(2)	R-3
179	38126 22nd St	3615-13	1900	G	Church	R-4
180	3322-22A 22nd St	3617-13	1875	I	Res(2)	R-3
181	3545-56 22nd St	3617-19	1884	SS	Res(2)	R-3
182	3378-80 22nd St	3617-24	1890	SS	Res(3)	R-3
183	3385-89 22nd St	3633-20	1884	SS	Res(3)	R-4
184	3426-32 22nd St	3618-15	1899	I	Res(4)	R-3
185	3434-36 22nd St	3618-16	1899	I	Res(2)	R-3
186	3438-40 22nd St	3618-16a	1899	I	Res(2)	R-3
187	3035 23rd St	3640-59	1893	SE	Res(1)	R-3
188	3231 23rd St	3642-35	1891	QA	Church	C-2
189	3326 23rd St	3636-13	1877	I	Mixed(1)	C-2
190	3330 23rd St	3636-14	1886	SS	Res(2)	C-2
191	3336 23rd St	3636-15	1882	I	Res(1)	C-2
192	3327-49 23rd St	3643-48&49	1877	I	Mixed(9)	C-2
193	3503-05 23rd St	3646-1	1892	QA-E	Res(2)	R-4



#	Address	Block-lot	Year Built	Style	Use (units)	Zone
194	3507-09 23rd St	3646-28	1892	QA-E	Res(3)	R-4
195	3350-52 23rd St	3636-17	1877	I	Res(2)	R-3
196	3366-68 23rd St	3636-20	1895	I	Res(2)	R-3
197	3552-58 23rd St	3634-13	1880	I	Mixed(8)	R-4
198	3679-85 23rd St	3648-32	1880	I	Res(4)	R-4
199	3514 24th St	3645-8	1882	I	Res(1)	R-4
200	3515-19 24th St	6513-30	1873	SS	Res(2)	R-4
201	3733 26th St	6567-33	1887	I	Res(1)	R-3
202	3735 26th St	6567-32	1887	I-SS	Res(2)	R-3
203	3739 26th St	6567-31	1887	I-SS	Res(1)	R-3
204	3741 26th St	6567-30	1887	I	Res(1)	R-3
205	3743 26th St	6567-29	1887	I	Res(1)	R-3



detail, church, 455 fair oaks, 1890, gothic style



This report was produced by the Stanford Community Development Study (CDS) funded through Grant No. GI-29925X of the National Science Foundation (NSF).

The CDS was established to study community development in the Mission Model Neighborhood of San Francisco and to provide technical assistance to the Mission Coalition Organization (MCO). The MCO Planning Committee asked the Study to provide the background information needed for a neighborhood housing plan. This report is one in a series designed to help the MCO understand issues in community development and make decisions about the future.

This report was prepared by Judith Lynch Waldhorn and Noelle Charleson, with the assistance of Robert Richardson and Nancy Weissman.

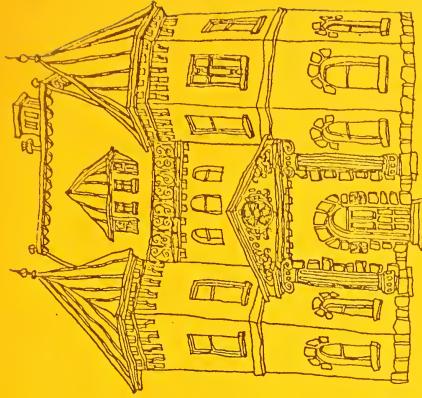
January, 1973

Stanford Community Development Study  
P. O. Box 5817  
Stanford, California 94305  
(415) 321-2300 Ext. 4336





# NOTICE TO ALL RESIDENTS OWNERS & LOVERS OF THE MANY FINE OLD HOMES & CHURCHES IN THE MISSION



the Planning & Community Maintenance  
Committees of the Mission Coalition  
Organization invite you to a meeting  
Friday, January 26, 7:30 pm  
st. john's episcopal church 1661 15th st.

Hundreds of handsome old homes and churches are located in the Mission Model Neighborhood, including 210 officially recognized by the Board of Supervisors. However, this precious resource is in danger. During the past decade many have been torn down, replaced by gas stations or expensive apartment buildings. MOC wants to save these fine old structures, which are a valuable heritage for the Mission and for all of San Francisco.

HELP US PRESERVE THE HERITAGE OF THE MISSION !

